

EXHIBIT A
LRP2014-00022:A – FINDINGS
Jeffers General Plan Amendment (LRP2014-00022)

CEQA Exemption

- A. The project qualifies for a General Rule Exemption pursuant to CEQA Guidelines Section 15061 (b)(3) because the project consists of changing the land use category of approximately eight acres of property zoned Agriculture to Commercial Service to encompass and existing steel fabrication yard. No new or expanded uses are proposed. As a result, no substantial impacts are anticipated to occur and it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment.

Land Use Ordinance/Land Use Element

- B. The proposed amendment is consistent with the Land Use Element and other adopted elements of the general plan because all proposed uses, as limited by the planning area standards, are allowed under Table 2-2 for the Commercial Service land use category.
- C. The proposed amendment is consistent with the Land Use Element and other adopted elements of the general plan because the change is consistent with the general goals of the Land Use Element.
- D. The proposed amendment is consistent with the guidelines for amendments to the Land Use Element as follows:
 - The proposal will not alter the rural character of the area because the use is existing and no new or expanded uses are proposed. Any future uses or expansions are subject to discretionary land use permits per existing planning area standards.
 - The proposal is compatible with the surrounding rural and agricultural uses.
- E. The proposed amendment will protect the public health, safety and welfare of the area residents by allowing for development that is compatible with the existing development of the surrounding area and the county's general plan.